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This instrument was prepared by:
(Name) William R. Justice
(Address) P.O. Box 977
Columbiana, AL 35051

Send Tax Notice to:
(Name) Thomas Allen Runions, Sr.
(Address) P.O. Box 174
Chelsea, AL 35043

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100 (\$10,000.00) DOLLARS
to the undersigned grantor, First National Bank of Columbiana, a national banking corporation
(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said
GRANTOR does by these presentes, grant, bargain, sell and convey unto Thomas Allen Runions, Sr.
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby
County, Alabama, to-wit:

Begin at the NE corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama and run thence Westerly along the North line of the said quarter-quarter-quarter a distance of 138.00 feet to a point; thence turn a deflection angle of 87 degrees 59 minutes 22 seconds left and run Southerly a distance of 409.27 feet to a point on the North margin of Shelby County Road #49; thence turn a deflection angle of 74 degrees 15 minutes 33 seconds to the left and run Southeasterly along the said margin of said highway a distance of 143.29 feet to a point; thence turn a deflection angle of 105 degrees 44 minutes 27 seconds to the left and run Northerly along the East line of said quarter-quarter-quarter a distance of 452.98 feet to the point of beginning. According to survey of Joseph E. Conn, Jr., Reg. No. 9049, dated October 18, 1988.

Situated in Shelby County, Alabama.

SUBJECT TO all rights of redemption from foreclosure sale held June 7, 1991, pursuant to power of sale contained in mortgage recorded in Real Book 210, page 931, in the Probate Office of Shelby County, Alabama. The foreclosure deed was recorded in Real Book 347, page 906, in the Probate Office of Shelby County, Alabama.
TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Senior Vice President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 10th day of July, 19 91

ATTEST:

David TAX. 10.00
Rec 2.00
Jill 3.00
Curt 1.00
16.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

91 JUL 10 PM 4:24

STATE OF ALABAMA
SHELBY COUNTY

County }
JUDGE OF PROBATE

By Thomas Allen Runions, Sr.
Senior Vice President



I, the undersigned
hereby certify that William T. Harrison

a Notary Public in and for said County, State of Alabama

whose name as Senior Vice President of First National Bank of Columbiana, a national banking corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 10th day of July, 1991

William R. Justice

BOOK 352 PAGE 883